

Chapter 16.05 P-160 PRESERVATION ZONE.

Section 16.05.14 Other Requirements.

(1) Signs. Please refer to Section 16.26 for specific sign regulations. Generally the following regulations apply to this zone.

(a) Signs or name plates not exceeding two (2) square feet in area and displaying only the name and address of the occupant.

(b) Home occupation signs. Signs advertising the sale of products lawfully produced on the premises.

(2) Landscaping. There are no landscaping requirements in the (P-160) Preservation Zone, unless approved for grouping of residential lots.

(3) Walls and Fences. Fences in the (P-160) Preservation Zone shall be minimal, and shall only fence in a small area not over one (1) acre in size to protect the dwelling and landscaping around the dwelling. Any other fencing will only be permitted if the design does not inhibit the movement of deer, elk or other wildlife on the property.

(4) Water Requirements.

(a) Each dwelling shall be considered a full-time residence and must have sufficient culinary water available as required by the State Division of Drinking Water and Division of Water Rights and/or governing water district.

(b) Each dwelling must have sufficient water for outside irrigation to provide water for any landscaped area, plus any water required for irrigation of any agricultural use intended. The amount of water required for outside irrigation will be determined by the Wasatch County Water Resources Director, based upon the appropriate needs of the property, after taking into consideration the existing irrigation patterns and any landscaping or agricultural plans of the owner. The Director will also be guided by the policies of the Division of Water Rights.

(5) Compliance with Land Use Restrictions not a Guarantee of Building Permit. All applicable requirements for issuance of a building permit from all Departments must be met before the permit may be issued.

(6) Additional Regulations. In the event of a conflict between this section and any other County regulations, the regulations of this section shall control. See also Chapter 16.27 for additional regulations that apply to this zone. In the event of a conflict between that section and the regulations contained in this section, the regulations of this section would control.

(7) Division of Property. Prior to consideration for development in the Wasatch Mountain Planning Area, in conformance with the General Plan, the following shall be required:

- (a) Preparation of a physical constraints inventory;
- (b) Preparation of a site master plan;
- (c) An amendment to the General Plan; and
- (d) An amendment to the Zoning Map.

(2005-18, Amended, 03/09/2006, [Prior Text](#))